### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/37 Cole Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	n \$1,100,000		&		\$1,200,0	00		
Median sale p	rice							
Median price	\$990,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/07/2024	to	30/09/2024		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/216 Hotham St ELSTERNWICK 3185	\$1,150,000	16/10/2024
2	4/249 New St BRIGHTON 3186	\$1,107,000	21/09/2024
3	23/49 Head St BRIGHTON 3186	\$1,215,000	25/05/2024

OR

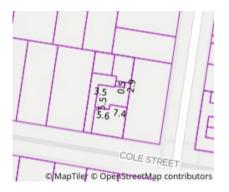
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/10/2024 22:31



# **BigginScott**





**Property Type:** Divorce/Estate/Family Transfers Agent Comments

**Indicative Selling Price** \$1,100,000 - \$1,200,000 Median Unit Price September quarter 2024: \$990,000

## **Comparable Properties**



Price: \$1,150,000 Method: Sold Before Auction Date: 16/10/2024

2

**---** 3

1/216 Hotham St ELSTERNWICK 3185 (REI)

**2** 2

4/249 New St BRIGHTON 3186 (REI)





Price: \$1,107,000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit

Property Type: Unit

23/49 Head St BRIGHTON 3186 (REI/VG)

**-** 3 2

Agent Comments

Agent Comments

Agent Comments

Price: \$1,215,000 Method: Auction Sale Date: 25/05/2024 Property Type: Unit

#### Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



propertydata

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